

STAFF REPORT AMENDED 7-12-84  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Forrar Williams, architects, 1418-20th Street, Sacramento, CA 95814				
OWNER	Duke Properties VIII, 555 Capitol Mall, No. 445, Sacramento, CA 95814				
PLANS BY	Forrar Williams, 1418-20th Street, Sacramento, CA 95814				
FILING DATE	5/25/84	50 DAY CPC ACTION DATE	7/12/84	REPORT BY:	SC:bw
NEGATIVE DEC	6/6/84	EIR		ASSESSOR'S PCL. NO.	009-144-01,02,03

- APPLICATION:
- A. Negative Declaration
  - B. Variance to waive 28 of 120 required parking spaces (Sec. 6 & 14) WITHDRAWN
  - C. Variance to encroach into City right-of-way for landscape perimeter (Sec. 6 & 14)
  - D. Variance to locate required parking off site (Sec. 6 & 14)

LOCATION: 1300-1328-14th Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing warehouse commercial building into office use and locate the parking off site on an adjacent parcel.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices  
1980 Central City Community Plan Designation: Heavy Commercial  
Existing Zoning of Site: C-4  
Existing Land Use of Site: Commercial structure

Surrounding Land Use and Zoning:

North: Residential; R-1B  
South: Residential & Commercial; RO & C-2  
East: Residential & Church; R-1B  
West: Residential & Office; RO & R-3A

Parking Required: 67 spaces  
Parking Provided: 92 spaces  
Property Dimensions: 320' x 160' & 160' x 160'  
Property Area: 1.89± acres  
Square Footage of Building: 49,530  
Height of Structure: 16 feet (1 story)  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Natural red brick  
Exterior Building Materials: Brick/gray tinted glazing

STAFF EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in the Central City in a neighborhood developed with residential and heavy commercial uses. The subject site is fully developed with a commercial brick structure which the applicant is proposing to rehabilitate and convert into office uses. Since the site is fully developed the applicant is requesting to locate the required parking off site on an adjacent parcel. The off-site parking location is across the alley from the subject site and is currently developed with a storage yard and storage sheds.

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APPLC. NO. P84-209

MEETING DATE July 12, 1984

CPC ITEM NO. 12

- B. The applicant is proposing to provide 92 parking spaces for the office use. The Zoning Ordinance requires that parking be provided at a ratio of one space per 400 square feet of office use. Based upon this ratio, the applicant would be required to provide 120 parking spaces for the proposed office development. Since the site is currently developed, the applicant will be allowed a parking credit of 53 spaces. This credit is based upon an existing office use of 2,400± square feet and 47,130 square feet of warehouse space. Based upon the parking credit and the 92 off-site parking spaces, that will be provided, staff has no objections to this proposal since adequate parking will be available for the office development. To insure that the off-site parking will be maintained for the proposed office use, staff recommends the applicant enter into an agreement with the City to reflect that the parcel be used for off-street parking.
- C. The applicant's plans were reviewed by the City Engineer and the Traffic Engineer. The City Engineer indicated that a revocable encroachment permit is required for the planters and that the applicant will be required to replace curb, gutters, sidewalks to the satisfaction of the City Engineer and to construct street lights. The Traffic Engineer expressed concern over parking problems in the area and indicated that the applicant shall meet the parking requirement for office use. The Traffic Engineer also recommends the encroachment of the planter areas in the public right-of-way be denied since the applicant's proposal will interrupt the sidewalk alignment and jepordize the health of the existing street trees. The Traffic Engineer is also requiring the following provisions:
1. Align the sidewalks at the alley on 14th Street;
  2. Provide on-site trash enclosures;
  3. Redesign the parking to provide circulation between the alley and off-site parking stalls;
  4. Remove all existing driveways and reconstruct sidewalks;
  5. Remove the underground storage tanks.
- D. The applicant will be required to meet the 50 percent shading requirements. Detailed landscape, shading and irrigation plans shall be submitted for staff's review and approval.
- E. Staff concurs with the City Traffic Engineer in that the requested variance to encroach on the City right-of-way with required planters should be denied. As proposed, the applicant will only be providing two and one-half feet of the required planter on the site along 14th Street. Since the site is adequate in size to provide more than the required parking, staff can find no hardship to warrant this request. A total of five parking spaces would be eliminated if the required planter is provided along 14th Street. The applicant is providing an excess of 25 spaces on this parking lot.
- F. On July 2, 1984, the Design Review Board approved the design of the proposed building conversion and continued the parking lot design until the Commission takes action on the variance.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Variance to waive 28 of 120 parking spaces (WITHDRAWN)

- C. Denial of the variance to encroach into City right-of-way for required landscaping, based upon Findings of Fact which follow;
- D. Approval of the variance to locate required parking off site, subject to conditions and based upon Findings of Fact which follow.

Conditions - Variance

1. The applicant shall adhere to the conditions established by the Design Review Board. Modified plans shall be submitted to Planning staff for review and approval prior to issuance of a building permit.
2. The applicant shall enter into an agreement with the City which reflects that the proposed parking lot site (APN: 009-144-03) at the northwest corner of 14th and 'V' Streets shall be used for off-street parking for the converted office structure at 1300-1328-14th Street.
3. The applicant shall submit revised parking lot plans for the review and approval of the City Traffic Engineer prior to issuance of a building permit. *The applicant shall submit revised plans for review and approval by staff (CPC added)*
4. Detailed landscape, shading and irrigation plans shall be submitted for staff's review and approval prior to issuance of a building permit.
5. The revised site plans shall indicate the location and design of an on-site trash enclosure. Plans shall be submitted for staff's review and approval prior to issuance of a building permit. The trash enclosures shall be screened with a six-foot high masonry wall with a metal gate.
6. All underground storage tanks shall be properly removed to the satisfaction of the Traffic Engineer and City Fire Department prior to issuance of a building permit.

Findings of Fact - Variance Denial

1. The proposed variance constitutes a special privilege extended to one property owner in that there are no special circumstances to warrant the request to encroach on the public right-of-way since adequate space is available on the site.
2. As proposed, the variance constitutes a disservice to the public welfare in that the encroachment of the planter area in the public right-of-way will interrupt the sidewalk design and will endanger the health of the street trees.

Findings of Fact - Variance Approval


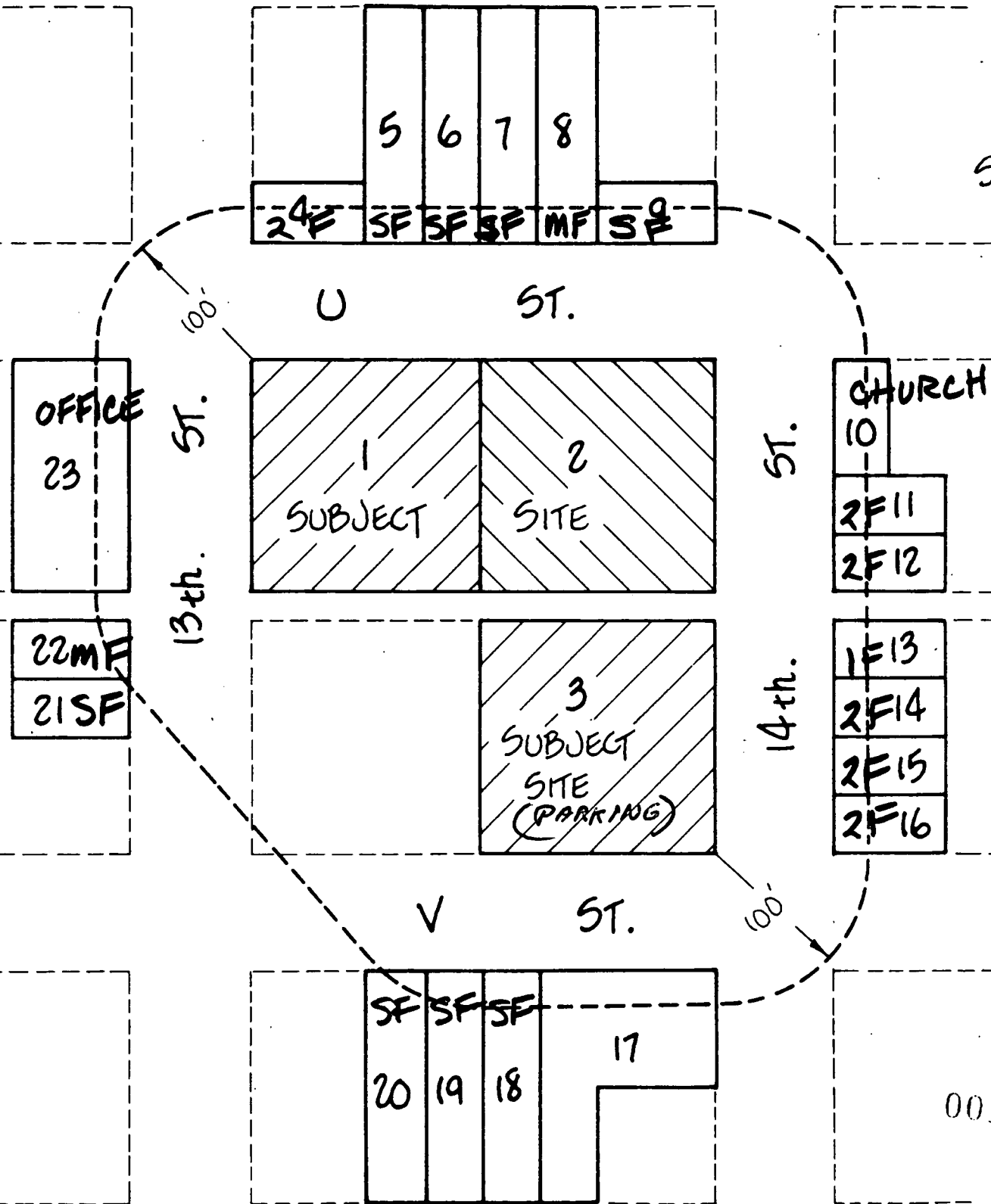
1. The proposed off site parking variance does not constitute a special privilege extended to one property owner in that other property owners have been granted off-site parking variances when space is unavailable on the site due to existing development.
2. This request is not a use variance in that parking lots are allowed in the C-4 zone.

3. The variance as proposed and conditioned will not be detrimental to the public welfare or other property owners in the area in that adequate parking will be provided for the office use.
4. The variance is consistent with the General Plan and the Central City Plan in that the site is designated for commercial and office uses and the applicant will be providing the required parking as established in the Zoning Ordinance.

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# LAND USE MAP

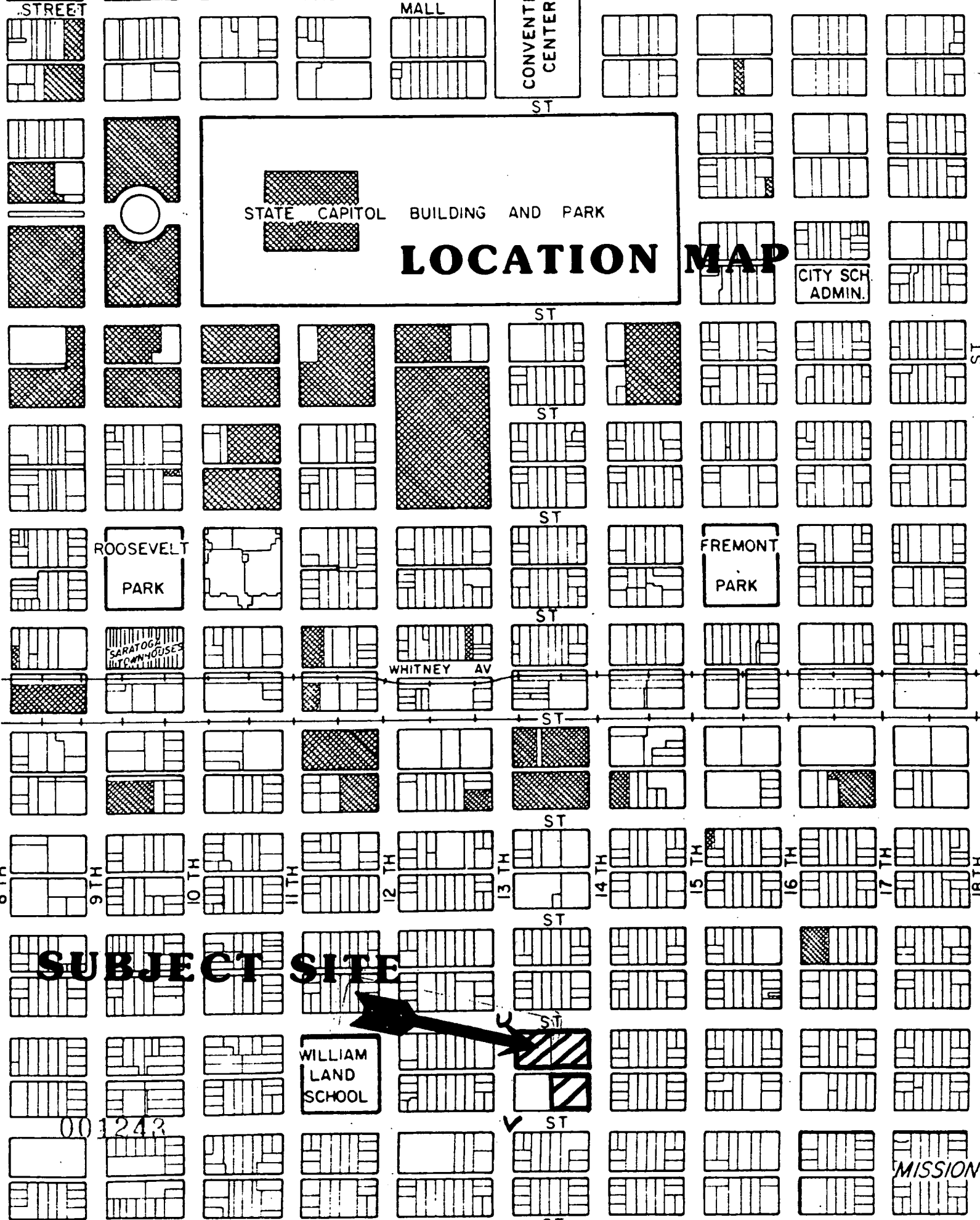
SCALE: 1" = 100'

00128i

ASSESSOR'S PARCEL NOS 009-144-01-02 & -03

P 84209



STATE CAPITOL BUILDING AND PARK

# LOCATION MAP

ROOSEVELT PARK

SARATOGA TOWNHOUSES

WHITNEY AV

FREMONT PARK

WILLIAM LAND SCHOOL

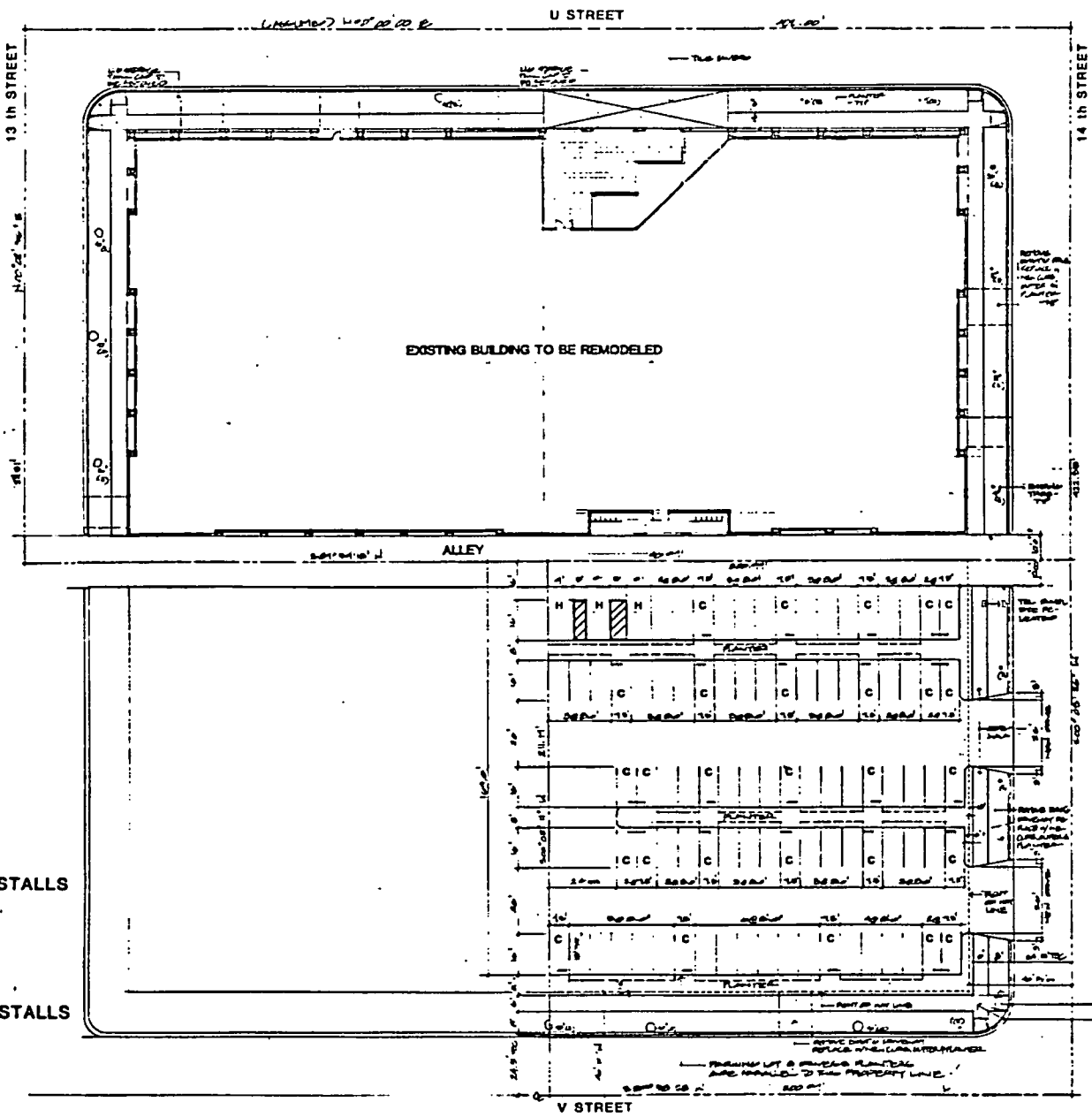
## SUBJECT SITE

001243

P84-209

7-12-84

No. 12




<b>PARKING REQUIRED</b>	<b>120 STALLS</b>
<b>PARKING PROVIDED</b>	
STANDARD	61
COMPACT	28
HANDICAP	3
<b>TOTAL</b>	<b>92 STALLS</b>

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Issues:      Revisions: Δ

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**FORRAN WILLIAMS ARCHITECTS**  
 1410 TWENTH STREET  
 SACRAMENTO, CALIF. 95818  
 TELEPHONE (916) 448-2724

Job No. 04022  
 Scale 1" = 20'-0"  
 Ref. North   
 Sheet Title  
**DUKE / 14th & U**

**SITE PLAN & FLOOR PLAN**  
 Sheet No.

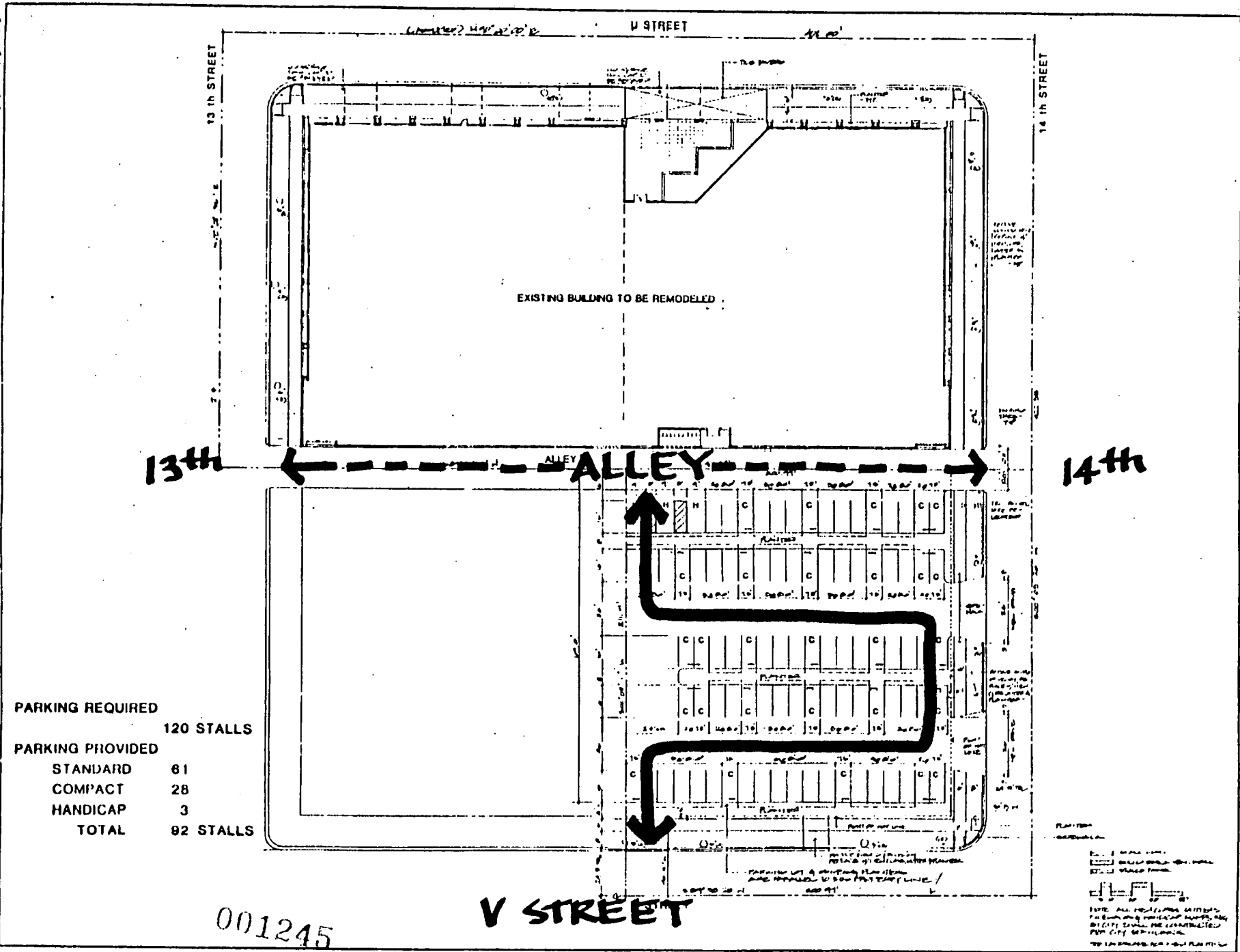
NOTE: ALL NEW CURBS, CUTTERS, SIDEWALKS & HANDICAP STALLS, PER CITY ORDINANCE, BE CONSTRUCTED PER CITY SPECIFICATIONS.  
 SEE LAYOUTS FOR NEW PLANTING.

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P84-209

7-13-84

ITEM NO. 20 1A



PARKING REQUIRED	
	120 STALLS
PARKING PROVIDED	
STANDARD	61
COMPACT	28
HANDICAP	3
TOTAL	92 STALLS

001245

EXHIBIT A 8 STAFF PARKING LOT CONCEPT

Consultants / Signature

- Issues / Revisions
- 0 10-20-84
  - 1 11-10-84
  - 2
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  - 19
  - 20

**FORNER WILLIAMS ARCHITECTS**  
 1100 S. UNIVERSITY, SUITE 100  
 ANN ARBOR, MICHIGAN 48106  
 TELEPHONE: (313) 963-3333

Job No. 84-72  
 Scale 1" = 20'-0"  
 Ref. North  
 Sheet Title  
**DUKE / 14th & V**

SITE PLAN & FLOOR PLAN Sheet No.

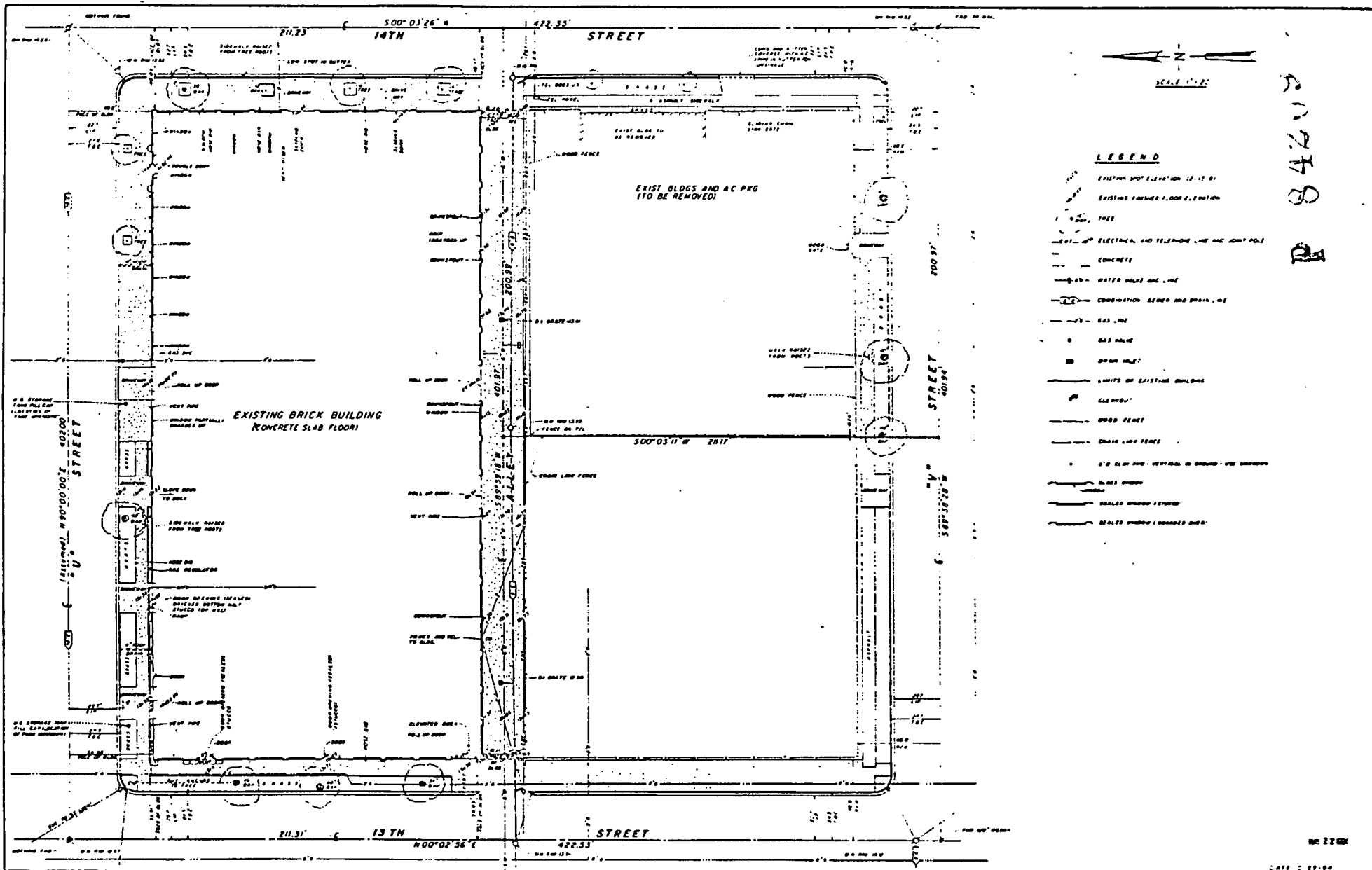
A1



P84-209

7-12-84

No. 12



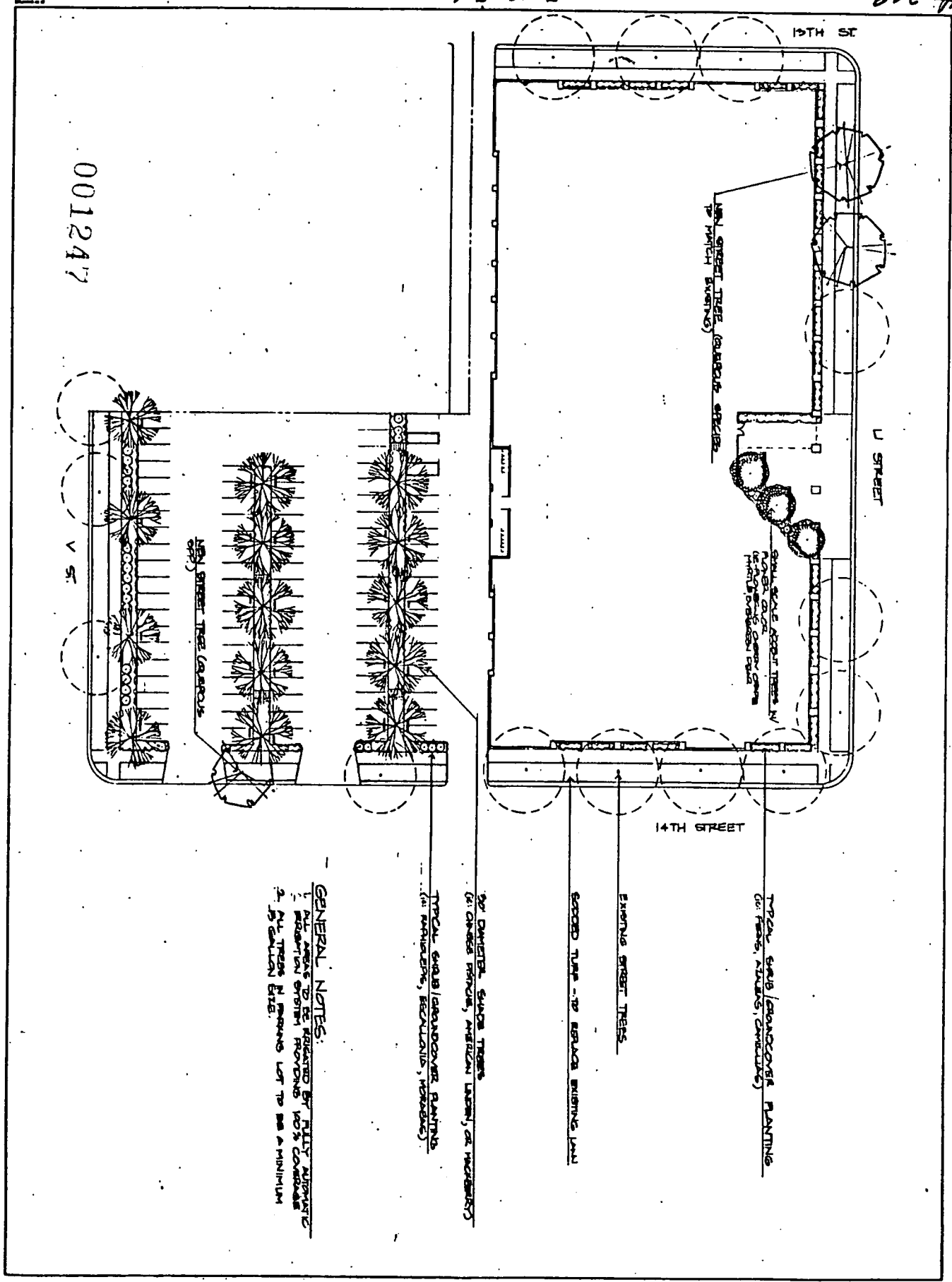
R 84208

DESIGNED BY: _____	REV. DATE DESCRIPTION BY APPD.	BENCH MARK ELEV. 12-81 DATE: _____ DESCRIPTION: BM # 24-154 BRASS CAP ON SOUTH SIDE "U" STREET AT 14TH STREET	<b>DUKE DEVELOPMENT</b> <b>14TH AND "U" STREETS</b>	SCALE 1" = 20' JOB NO. 8723-07 DRAWING NO.	<b>TOPOGRAPHIC MAP</b>	<b>KASL</b> Consulting Engineers, Incorporated Civil Engineers License No. 224-027 1000 North 10th Street, Suite 200, Minneapolis, MN 55403	DATE: 87-04 SHEET 1 1
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MAY 22 1984

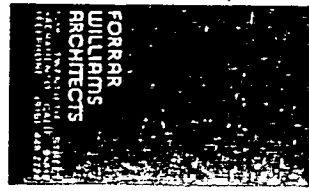
001247



Consultants / Signatures  
 KOSKI  
 SULLIVAN

landscape  
 architecture  
 planning

Issue 0  
 1247  
 14TH & U STREET



Job No.  
 Scale 1/8"=20'  
 N=North  
 Sheet Title  
 14TH & U STREET  
 PRELIMINARY  
 LANDSCAPE PLAN  
 Sheet No.